

P/B  
13-132

BK 6707PG 125

**CORRECTIVE  
WARRANTY DEED**

(Joint Tenancy – Statutory Short Form)

**NO TRANSFER  
TAX PAID**

**034221**

I, **Marie A. Gurney** of Waterville, Kennebec County, Maine, for consideration paid,  
grant to **Arthur Roy** and **Dolores Roy**, whose mailing address is 670 West River Road,  
Waterville, Maine 04901, as **Joint Tenants with Warranty Covenants**, a certain lot or  
parcel of land, more particularly bounded and described as follows, to wit:

A CERTAIN LOT OR PARCEL OF LAND situated southeasterly of the southeasterly  
side of the West River Road in the City of Waterville, County of Kennebec, State of  
Maine, bounded and described as follows.

Beginning at an iron pin located One (1) foot southeasterly of the southeasterly side of the  
West River Road. Said pin being on a course of N 60° 14' E a distance of Two Hundred  
Thirty-nine and 5/10ths (239.5) feet from the northwesterly corner of land now or  
formerly of D & R Development, Inc. as recorded in the Kennebec County Registry of  
Deeds in Book 2652, Page 171. Thence by the following courses and distances:

- 1) S 44° 00' E along land of Arthur and Dolores Roy as recorded said Registry in Book  
3827, Page 50 a distance of Twenty and 6/10ths (20.6) feet to an iron pin.
- 2) S 59° 26' E along land of said Roy a distance of Twenty-six and 5/10ths (26.5) feet to  
an iron pin.
- 3) S 16° 51' E along land of said Roy a distance of One Hundred Ten and 5/10ths  
(110.5) feet to an iron pin.
- 4) S 10° 06' W along land of said Roy a distance of One Hundred Thirty-one and  
4/10ths (131.4) feet to an iron pin and land now or formerly of D & R Development,  
Inc. as recorded in the Kennebec County Registry of Deeds in Book 2652, Page 171.
- 5) N 02° 11' W a distance of Two Hundred Twenty-three and 4/10ths (223.4) feet to an  
iron pin set.
- 6) N 59° 26' W a distance of Thirty-four and 3/10ths (34.3) feet to an iron pin set.
- 7) N 44° 00' W a distance of Twenty-three and 5/10ths (23.5) feet to an iron pin set.
- 8) N 54° 38' E along the land of said Roy a distance of Ten and 1/10ths (10.1) feet to the  
point of beginning.

*Philip J. Gurney* (2)

P/O  
13-150

BK 6707 PG 126

The above described parcel of land containing 3815 square feet or 0.1 acres is a portion of the property conveyed to Marie A. Gurney as recorded in said Registry in Book 1500, Page 41. Reference is made to a Boundary Survey for Arthur and Dolores Roy (revision 2) by Northeast Land Surveys, Inc. dated August 15, 1990. All iron pins set are 5/8" rebar capped PLS #1318.

This deed is a corrective deed for the deed recorded in Book 6599, Page 200 of the Kennebec County Registry of Deeds.

Witness my hand and seal this 15th day of November, 2001.

*David J. Bernier*  
Witness

*Marie A. Gurney*  
Marie A. Gurney

\_\_\_\_\_  
Witness

STATE OF MAINE  
KENNEBEC, ss.

November 15, 2001

Then personally appeared the above named Marie A. Gurney and acknowledged the foregoing instrument to be her free act and deed,



Before me,

*David J. Bernier*  
Notary Public



DANIEL J. BERNIER  
Notary Public, State of Maine  
My Commission Expires December 5, 2007

My Com. Exp.: \_\_\_\_\_

RECEIVED KENNEBEC SS.

2001 NOV 26 AM 9:00

ATTEST: *Norma Cook*  
REGISTER OF DEEDS